



## Legislation Text

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**File #:** 24-593, **Version:** 1

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**STRATEGIC PRIORITY:** Quality of Life, Arts & Culture  
**AGENDA DATE:** February 28, 2024  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** John D. Jenkins

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### **SUBJECT**

Authorize **(1)** an architectural services contract with Overland Partners, Inc. to provide architectural and engineering services for the Cotton Bowl Renovation, Rehabilitation and Addition Project located at 3750 The Midway in Fair Park; and **(2)** increase appropriations in an amount not to exceed \$7,620,008.80 in the Fair Park Revenue Bonds, Series 2023 Fund - Not to exceed \$7,620,008.80 - Financing: Fair Park Revenue Bonds, Series 2023 Fund

### **BACKGROUND**

On May 5, 2023, Fair Park First issued a Request for Qualifications for architectural and engineering services for the Cotton Bowl Renovation, Rehabilitation and Addition Project (Project) he Project in order to meet an accelerated project completion schedule. Fair Park First followed procurement procedures provided by the City in the Fair Park First Management Agreement. On May 12, 2023, Fair Park First received two Statements of Qualifications, and on September 14, 2023, Fair Park First entered into an agreement with Overland Partners, Inc. (Architect) for architectural and engineering services for the Project.

On December 13, 2023, the City awarded the Construction Manager at Risk (CMAR) agreement to JE Dunn-Russell, a joint venture, for the Project. In order to manage the project in the most expeditious way and to ensure compliance with the state procurement laws, the city is required to contract with the Architect when also contracting with a CMAR for the same project. Therefore, the Park & Recreation Department proposes to enter into an architect's contract with Overland Partners, Inc. to work with the CMAR on the Project and to complete the architectural and engineering services required to finish the Project.

## **ESTIMATED SCHEDULE OF PROJECT**

Began Design	June 2023
Complete Design	May 2024
Begin Construction of Part One	March 2024
Complete Construction of Part One	September 2024
Begin Construction of Part Two	November 2024
Complete Construction of Part Two	September 2025

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On August 10, 2022, subject to approval at a duly ordered special election, the City Council designated and authorized Venue Projects within the City of Dallas, as described, defined, and permitted by Chapter 334 to: (1) expand the Kay Bailey Hutchison Convention Center Dallas (“KBHCCD”) and its vicinity, and undertake other related improvements, including related infrastructure, to enhance the KBHCCD and its vicinity; (2) improve Fair Park Facilities -- the Automotive Building, an exhibit hall; the Centennial Building, an exhibit hall; the Band Shell, a music hall; the Music Hall, a music hall; the Cotton Bowl, a stadium; the Coliseum, a stadium, and related infrastructure; as well as designated a method of financing authorized by Chapter 334 to finance the Venue Projects by Resolution No. 22-1136.

On November 21, 2022, the City Council received, approved, and adopted the report of the Ad Hoc City Council Canvassing Committee (AHCCCC) declaring that a majority of the votes cast at a duly ordered special election held on November 8, 2022 were in favor of Proposition A, on the question of approving and implementing a proposition: (1) designating the expansion of the Kay Bailey Hutchison Convention Center Dallas and certain improvements at Fair Park within the City of Dallas as venue projects and (2) designating the method of financing as an additional two percent hotel occupancy tax pursuant to Chapter 334, by Resolution No. 22-1720.

On December 14, 2022, the City Council authorized a resolution (1) making certain findings and determinations regarding the Convention Center Expansion Venue Project and the Fair Park Facilities Venue Project (“Venue Projects”); (2) creating and establishing among its various funds and accounts the Venue Projects Fund required by Texas Local Government Code Section 334.042; (3) directing the Chief Financial Officer to create all necessary accounts within the Venue Projects Fund; and (4) providing for the use of monies in the fund by Resolution No. 22-1817.

On December 14, 2022, the City Council authorized an ordinance amending Chapter 44, “Taxation,” of the Dallas City Code, by amending Sections 44-48, 44-49, 44-50, and 44-52 to (1) provide for the imposition of an additional two percent hotel occupancy tax pursuant to Chapter 334 of the Texas Local Government Code and limiting its use to financing the Convention Center Expansion and Fair Park Facilities Venue Projects; (2) provide collection, reporting, payment, and recordkeeping requirements and procedures; (3) make certain non-substantive changes; and (4) provide an effective date by Resolution No. 22-1818.

On June 14, 2023, the City Council authorized a resolution authorizing the preparation of plans and the payment of potential future costs and expenses for the issuance of (1) Special Tax and Revenue Bonds (Convention Center Venue Project), Series 2023 in a principal amount not to exceed \$172,000,000.00; and (2) Special Tax Bonds (Fair Park Venue Project), Series 2023, in a principal amount not to exceed \$51,000,000.00, by Resolution No. 23-0769.

**FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
Fair Park Revenue Bonds, Series 2023 Fund	\$7,620,008.80	\$0.00	\$0.00

**M/WBE INFORMATION**

In accordance with the City’s Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$7,620,008.80	Architecture & Engineering	34.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
34.00%	34.00%	\$2,561,944.70
• This contract meets the M/WBE goal.		
• Overland Partners, Inc. - Local/Non-local; Workforce - 8.65% Local		

**PROCUREMENT INFORMATION**

This procurement was approved under Administrative Directive 4-05, Section 10.5.6 Special Need/Justification for Consultant Contracts.

**OWNER**

**Overland Partners, Inc.**

Owners:

- Richard M. Archer, FAIA, Senior Principal
- Timothy B. Blonkvist, FAIA, Senior Principal
- Robert L. Shemwell, FAIA, Senior Principal
- Madison A. Smith, Senior Principal
- Bryan K. Trubey, FAIA, Senior Principal

**MAP**

Attached